

RESOLUTION NO. 89-210

RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Casa Cola Inc., as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as Casa - Cola Landing and,

WHEREAS, the Owner and Mortgagee have dedicated certain roads, streets, easements, rights-of-way or other areas as shown on the subdivision plat for the uses and purposes thereon stated,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #6.

Section 2. The dedicated roads, streets, easements, rights-of-way and other areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the beneficiaries to the dedication. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is set in the amount of \$ 150,000 and shall be submitted to the Clerk of Courts for his approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of \$ ZERO and the record title owner has agreed that it will, upon request, provide such Bond.

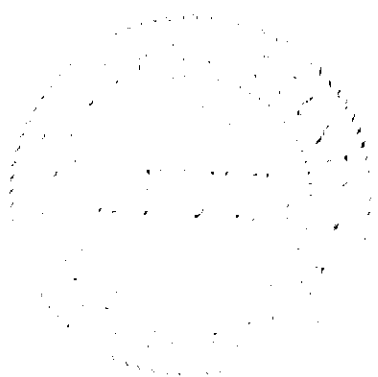
Section 5. The Clerk is instructed to file the title OPINION.

Section 6. The approval described in Section #1 and the Acceptance described in Section #2 shall not take effect until the plat has been signed by each of the following departments, persons or offices;

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department of Office
- e) Clerk of Courts

The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond, unless waived, has been delivered to the Clerk and approved by him. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval and acceptance shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 12th day of September, 1989.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Hay Walk*  
Its

ATTEST: *Rosemary Jones*  
Deputy Clerk



# North Florida Title Company

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July 31, 1989

Board of County Commissioners  
St. Johns County  
County Road 16A  
St. Augustine, Florida 32084

Dear Commissioner:

In re: Lands in Sections 50 and 51, Township 6 South, Range  
29 East, St. Johns County, Florida, as more fully set  
forth on Schedule "A", attached hereto.  
PROPOSED PLAT: CASA - COLA LANDING

A search of the public records of St. Johns County, Florida, reveals the  
following in connection with the above captioned lands:

Current record titleholder: Casa Cola, Inc., by virtue of deed dated June  
5, 1989 and filed June 7, 1989 in Official Records Book 822, page 0552, of  
the public records of St. Johns County, Florida.

- Subject to:
1. MORTGAGE from Casa Cola, Inc., a Florida corporation, to  
Prosperity bank of St. Augustine, dated June 5, 1989, and filed  
June 7, 1989 in Official Records Book 822, page 0555, securing  
\$348,000.00.
  2. FINANCING STATEMENT - Casa Cola, Inc. to Prosperity Bank of  
St. Augustine, filed June 7, 1989 and recorded in Official Records  
Book 822, page 0564, of the public records of St. Johns County,  
Florida.
  3. RESTRICTIONS set forth in Ordinance No. 89-16, filed May 2,  
1989, and recorded in Official Records Book 822, page 0564, of  
the public records of St. Johns County, Florida.

County taxes for year 1988 are paid on captioned lands.

Search dated thru: July 21, 1989.

Yours truly,

NORTH FLORIDA TITLE COMPANY

*Mary Jane Dardi*  
Mary Jane Dardi, President

1510 Ponce de Leon Boulevard - Suite A - St. Augustine, Florida 32084  
P.O. Box 2186 - St. Augustine, Florida 32085-2186 • (904) 825-4795 • (904) 825-0177 FAX

SCHEDULE "A"

**CAPTION**

PART OF SECTIONS 50 AND 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF LANDS AS DESCRIBED IN DEED BOOK 211, PAGE 232 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING EAST OF OLD DIXIE HIGHWAY (OLD BRICK ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 51; THENCE SOUTH 06 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 51 A DISTANCE OF 330.00 FEET; THENCE SOUTH 13 DEGREES 00 MINUTES 00 SECONDS WEST CONTINUING ALONG THE EAST LINE OF SAID SECTION 51 A DISTANCE OF 38.41 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (66 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 23 DEGREES 01 MINUTE 33 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 160.38 FEET TO THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 23 DEGREES 01 MINUTE 33 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET; THENCE NORTH 66 DEGREES 58 MINUTES 27 SECONDS EAST A DISTANCE OF 285.00 FEET; THENCE NORTH 23 DEGREES 01 MINUTE 33 SECONDS WEST A DISTANCE OF 821.39 FEET TO THE NORTH LINE OF LANDS AS DESCRIBED IN SAID DEED BOOK 211, PAGE 232; THENCE NORTH 55 DEGREES 46 MINUTES 53 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 1058 FEET, MORE OR LESS TO THE MARSH AND THE EAST LINE OF SECTION 50; THENCE MEANDER SOUTHERLY ALONG SAID MARSH AND EAST LINE OF SECTION 50 TO A POINT ON THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 688, PAGE 1544 OF SAID ST. JOHNS COUNTY PUBLIC RECORDS; THENCE SOUTH 85 DEGREES 52 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 745 FEET, MORE OR LESS; THENCE NORTH 04 DEGREES 08 MINUTES 00 SECONDS WEST A DISTANCE OF 210.55 FEET; THENCE SOUTH 66 DEGREES 58 MINUTES 27 SECONDS WEST A DISTANCE OF 295.00 FEET TO THE POINT-OF-BEGINNING. CONTAINING 27.4 ACRES OF LAND, MORE OR LESS.



# North Florida Title Company

August 28, 1989

Board of County Commissioners  
St. Johns County  
County Road 16A  
St. Augustine, Florida 32084

Dear Commissioner:

In re: File # 1739IN (1st Revision)  
Lands in Sections 50 and 51, Township 6 South, Range  
29 East, St. Johns County, Florida, as more fully set  
forth on Schedule "A", attached hereto.  
PROPOSED PLAT: CASA - COLA LANDING

A search of the public records of St. Johns County, Florida, reveals the following in connection with the above captioned lands:

Current record titleholder: Casa Cola, Inc., by virtue of deed dated June 5, 1989 and filed June 7, 1989 in Official Records Book 822, page 0552, of the public records of St. Johns County, Florida.

- Subject to:
1. MORTGAGE from Casa Cola, Inc., a Florida corporation, to Prosperity Bank of St. Augustine, dated June 5, 1989, and filed June 7, 1989 in Official Records Book 822, page 0555, securing \$348,000.00.
  2. FINANCING STATEMENT - Casa Cola, Inc. to Prosperity Bank of St. Augustine, filed June 7, 1989 and recorded in Official Records Book 822, page 0564, of the public records of St. Johns County, Florida.
  3. RESTRICTIONS set forth in Ordinance No. 89-16, filed May 2, 1989, and recorded in Official Records Book 822, page 0564, of the public records of St. Johns County, Florida.

County taxes for year 1988 are paid on captioned lands.

Search dated through: August 17, 1989.

Yours truly,

NORTH FLORIDA TITLE COMPANY

*Mary Jane Dardi*

Mary Jane Dardi, President

MJD/lwc

1510 Ponce de Leon Boulevard - Suite A - St. Augustine, Florida 32084  
P.O. Box 2186 - St. Augustine, Florida 32085-2186 • (904) 825-4795 • (904) 825-0177 FAX

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